



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

CITY OF NEWPORT BEACH

ZONING ADMINISTRATOR STAFF REPORT

August 29, 2012

Agenda Item 2

SUBJECT: 143 & 151 Newport Center Drive LLA - (PA2012-086)
143 & 151 Newport Center Drive
▪ Lot Line Adjustment No. LA2012-005

APPLICANT: Stantec Consulting Services, Inc. – Jim Steines

PLANNER: Javier S. Garcia AICP, Senior Planner
(949) 644-3206, jgarcia@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-56 (North Newport Center)
- **General Plan:** CR (Regional Commercial)

PROJECT SUMMARY

A lot line adjustment to adjust and reconfigure the boundary lines of four contiguous parcels to accommodate new site improvements and the construction of two new commercial buildings. The land area of the four parcels will be redistributed and generally taken from one parcel and added to the contiguous parcel. The parcels involved are Lots R, R-1, R-3 of Tract 6015 and Parcel 2 of LLA2012-004 (aka as a portion of existing Lot 17 of Tract No. 6015). There will be no change in the number of parcels. The parcels are located within Fashion Island Regional Shopping Center.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ____ approving Lot Line Adjustment No. LA2012-005 (Attachment No. ZA 1).

DISCUSSION

- The subject properties are located within the Fashion Island Regional Shopping Center bounded by the Newport Center Drive ring road. The area in the vicinity of the project site is developed with commercial uses and professional office uses in and around Fashion Island and Newport Center.
- The General Plan designates the four sites as CR (Regional Commercial). The CR land use category is intended to provide for a range of retail and service uses developed in the Fashion Island/Newport Center Area oriented to primarily serve the needs of and maintain compatibility with residential uses in the vicinity and the visiting public. The proposed new commercial pads and buildings will be consistent with this land use category.
- The project is compatible with existing and allowed uses within the regional shopping center. Other uses in the regional shopping center include restaurants, service uses, department stores, and retail uses including a grocery store.
- The area of the existing Lot 17 of Tract 6015 (Parcel 2 of pending LA 2012-004) is occupied by parking lots and drive aisles and is approximately 11.402 acres (as reduced in area by LA2012-004). Upon approval of LA 2012-005, the parcel will be further reduced to approximately 5.433 acres (Proposed Parcel 1).
- 151 Newport Center Drive- The existing Lot R of Tract 6015 lies southeasterly of 101 Newport Center Drive (Macy's Department Store) and was formerly occupied by the Coco's Restaurant and site improvements (151 Newport Center Drive). The reconfigured parcel will accommodate the construction of a new commercial building. The proposed lot line adjustment to take land from Lot 17 will result in a parcel area of approximately 1.255 acres (Proposed Parcel 2).
- 143 Newport Center Drive- The existing Lot R-3 of Tract 6015 lies southeasterly of 101 Newport Center Drive (Macy's Department Store) and was formerly occupied by the Coco's Restaurant site improvements. The reconfigured parcel will accommodate the construction of a new commercial building. The lot line adjustment will take land from Lot 17 of Tract 6015 (Parcel 2 of pending LA 2012-004) and add it to Lot R-3 of Tract 6015 (designated and addressed as 143 Newport Center Drive) resulting in a parcel area of approximately 0.989 acres (Proposed Parcel 3).
- The existing Lot R-1 of Tract 6015 lies southeasterly of 101 Newport Center Drive (Macy's Department Store) and was formerly occupied by the Coco's Restaurant site improvements. As proposed, the parcel will be occupied by site improvements, parking and drive aisles, no buildings are proposed on this parcel. The lot line adjustment will take land from Lot 17 of Tract 6015 (Parcel 2 of pending LA 2012-

004) and add it to Lot R-1 of Tract 6015 resulting in a parcel area of approximately 4.112 acres (Proposed Parcel 4).

- Overall, the proposed lot line adjustment and swap of land between parcels will accommodate a new commercial building pad and will also allow for realignment of drive aisles, parking spaces, and traffic circulation within the Fashion Island Regional Shopping Center.
- The application as proposed will not change the number of existing parcels and does not extend beyond the boundaries of the original Tract 6015.

ENVIRONMENTAL REVIEW

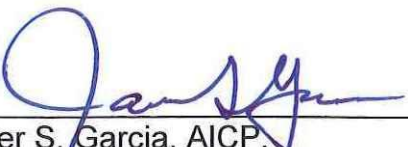
The project qualifies for Class 15 (Minor Land Divisions) categorical exemption, Section 15315 of the California Environmental Quality Act because it is a minor lot line adjustment and merger of existing parcels with a decrease in the number of parcels from four to three.

PUBLIC NOTICE

Notice of this application was mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development within ten (10) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Prepared by:



Javier S. Garcia, AICP,
Senior Planner

BW/jsg

| | | |
|--------------|------|--|
| Attachments: | ZA 1 | Draft Resolution |
| | ZA 2 | Vicinity Map |
| | ZA 3 | Application and Supporting Information |

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2012-_____

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2012-005 TO ADJUST THE BOUNDARIES BETWEEN LOTS R (151 NEWPORT CENTER DRIVE), R-1, R-3 AND A PORTION OF LOT 17 OF TRACT 6015 (143 NEWPORT CENTER DRIVE). (PA2012-086)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Stantec Consulting Services, Inc., representing the Irvine Company, with respect to properties located at 143 and 151 Newport Center Drive, Lots R, R-1, and R-3 of Tract 6015, and a portion of a lot utilized as parking lot, and legally described as Lot 17 of Tract 6015, respectively, requesting approval of a lot line adjustment.
2. The area of the existing Lot 17 (Parcel 2 of LA004, Parking Lot Parcel) is 11.402 acres and the proposed lot line adjustment would decrease the size to 5.433 acres (Proposed Parcel 1 LA2012-005).
3. 151 Newport Center Drive- The proposed lot line adjustment will alter the interior lot lines between Lots R and 17 (Parcel 2 of LA2012-004) of Tract 6015. The lot line adjustment increases the area of the proposed parcel (currently designated as 151 Newport Center Drive) to 1.255 acres (Proposed Parcel 2 LA2012-005).
4. 143 Newport Center Drive- The applicant proposes a lot line adjustment to establish a building pad for the construction of a new commercial building. The proposed lot line adjustment will move the interior lot lines to enlarge Lot R-3 of Tract 6015 which lies adjacent and southerly of the Macy's Department Store and includes taking land from Lot 17 and adding it to Lot R-3. The lot line adjustment increases the area of the existing Lot R-3 (to be designated as 143 Newport Center Drive) to 0.989 acres (Proposed Parcel 3).
5. The proposed lot line adjustment will alter the interior lot lines between Lots R-1 and 17 (Parcel 2 of LA2012-004) of Tract 6015. As proposed, the parcel will be occupied by site improvements, parking and drive aisles, no buildings are proposed on this parcel. The lot line adjustment will take land from Lot 17 of Tract 6015 (Parcel 2 of pending LA 2012-004) and add it to Lot R-1 of Tract 6015 resulting in a parcel area of approximately 4.112 acres (Proposed Parcel 4)
6. Existing parking drive aisles for traffic circulation in the immediate adjacent area will also be realigned in conjunction with the proposed lot line adjustment.

7. The subject property is located within the CR (Regional Commercial) Zoning District and the General Plan Land Use Element category is CR (Regional Commercial).
8. The subject properties are not located within the coastal zone.
9. A public hearing was held on August 29, 2012 in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Lot Line Adjustment has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations). The project consists of minor alteration in land use limitations in areas with an average slope of less than 20 percent which does not result in any changes in land use or density. The Lot Line Adjustment will not result in the creation of a new parcel.

SECTION 3. REQUIRED FINDINGS.

Lot Line Adjustment

In accordance with Section 19.76.020.I of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a lot line adjustment are set forth:

Finding

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of Title 19.*

Facts in Support of Finding

1. The proposal is consistent with the General Plan since the lots are for regional commercial retail and service uses and parking lots that support the commercial use, a permitted use in this area.
2. The adjusted lot lines of the subject parcels will not result in a development pattern which is inconsistent with the surrounding neighborhood.
3. Public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.

4. The proposed lot line adjustment is consistent with the purpose identified by Title 19. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, lot purchasers, or residents, provides for orderly controlled growth within the City, provides adequate traffic circulation and utilities, will not negatively affect property values.

Finding

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding

1. The project site described in the proposal consists of legal building sites including Lot Nos. R, R-1, R-3, and 17 of Tract 6015. The proposed lot line adjustment will move the interior lot lines between four legal lots.
2. The land taken from Lot 17 of Tract 6015 will be added to the reconfigured contiguous Lots R, R-1, R-3 of Tract 6015 and does not change or reduce the number of lots.

Finding

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to width, depth, and area than the parcels that existing prior to the lot line adjustment.*

Facts in Support of Finding

1. The proposed lot widths and lot sizes are consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code and the North Newport Center Planned Community District Regulations (PC56).
2. The parcels proposed to be created by the lot line adjustment comply with all applicable zoning regulations and there will be no change in allowed land uses, density, or intensity on the properties.
3. The existing and proposed development on the parcels will comply with the Zoning Code development standards and the North Newport Center Planned Community District Regulations (PC56).

Finding

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding

1. Adequate access to all of the reconfigured parcels is provided within the Fashion Island Regional Shopping Center.
2. The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development. All easements that currently exist will be continued either by inclusion of the lot line adjustment documents or by separate instrument.

Finding

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding

1. The final configuration of the parcels involved will not result in the loss of direct vehicular access from any street for any parcels included in the lot line adjustment since there are no alleys located within or near the subject parcels.

Finding

- F. *That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding

1. The final configuration of the parcels does not result in a requirement for revised setbacks since street side setbacks shall continue to apply to the realigned parcels per the Zoning Code development regulations and the North Newport Center Planned Community District Regulations in the same way that they did to the previous parcel configuration; therefore the lot line adjustment does not result in the reduction of any existing street side setbacks.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2012-004 subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective ten (10) days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivision Code, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 29th DAY OF AUGUST, 2012.

By:

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

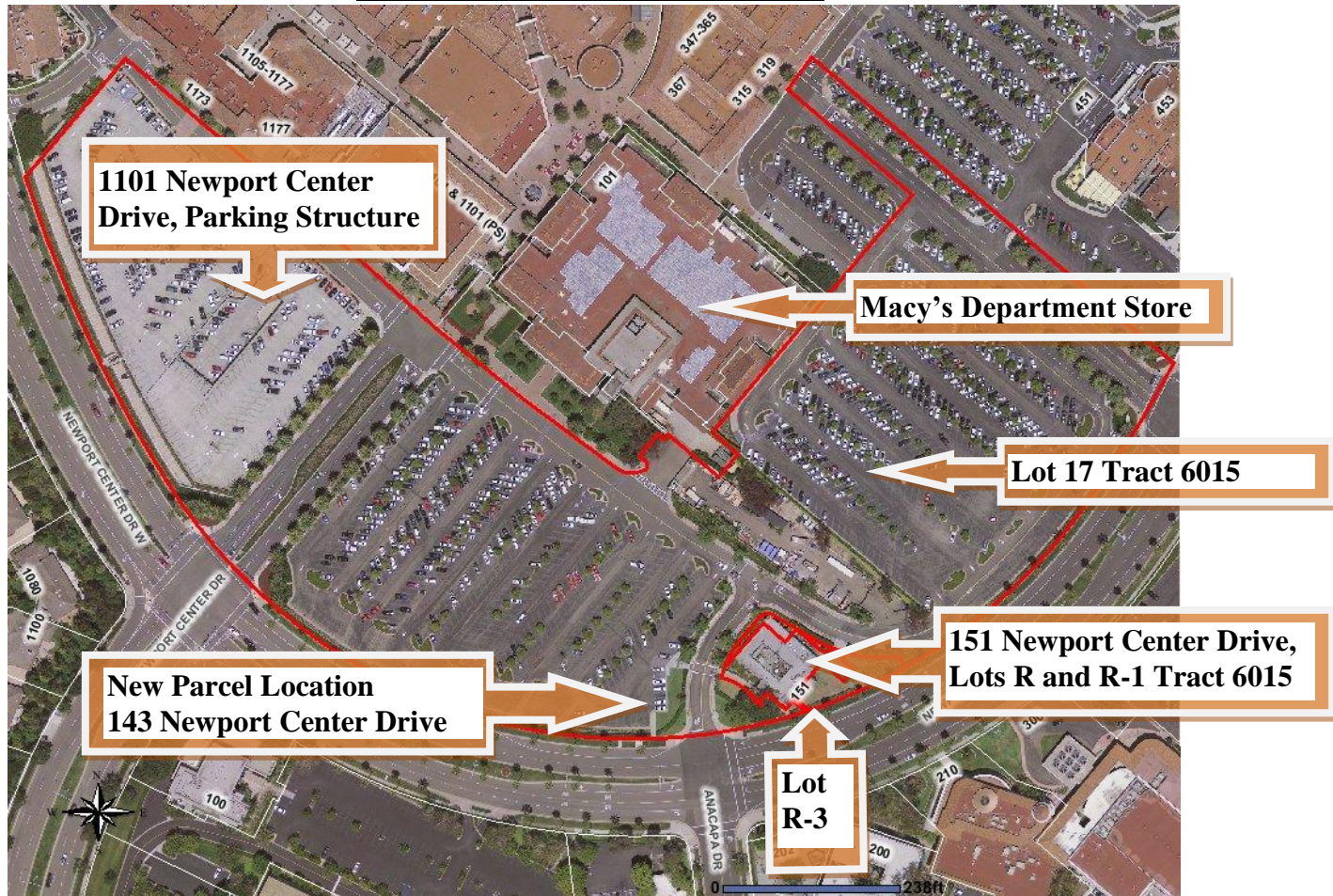
1. *Lot Line Adjustment No. LA2012-004 shall expire unless exercised within 24 months from the date of approval as specified in Section 20.54.060 of the Newport Beach Municipal Code, unless an extension is otherwise granted.*
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
4. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
5. Property corners shall be monumented by a licensed Land Surveyor or registered Civil Engineer authorized to perform surveying by the State Board of Civil Engineers and Land Surveyors (Pre-1982 with numbers prior to 33,966). Surveyor or Civil Engineer to submit a "Corner Record" or "Record of Survey" to the County Surveyor.
6. All applicable Public Works Department plan check fees shall be paid prior to review of the lot line adjustment and grant deeds.
7. Prior to recordation of the lot line adjustment, grant deeds indicating the changes in titles of ownership should be submitted to the Public Works Department for review and approval.
8. The lot line adjustment and grant deeds reviewed and approved by the Public Works Department should be filed concurrently with the County Recorder and County Assessor's Offices.
9. Sequential Recordation Required: Lot Line Adjustment No. LA2012-004 shall be recorded prior to this Lot Line Adjustment No. LA2012-005.
10. No building permits may be issued until the appeal period has expired, unless otherwise approved by the Planning Division.
11. All improvements shall be constructed as required by Ordinance and the Public Works Department.

12. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of 151 Newport Center LLA including, but not limited to, Lot Line Adjustment No. LA2012-005 (PA2012-086). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Lot Line Adjustment No. LA2012-005
PA2012-086

143 & 151 Newport Center Drive

Attachment No. ZA 3

Application and Supporting Information

Recording

Requested by and Mail to:
City of Newport Beach
Public Works Dept
Attn: Subdivision
3300 Newport Boulevard
Newport Beach, CA 92663

City of Newport Beach



**Lot Line Adjustment/Lot Merger
Application**

Address(es) or Property Involved: 143 and 151 Newport Center Drive, Newport Beach, CA

Owner(s) Affidavit

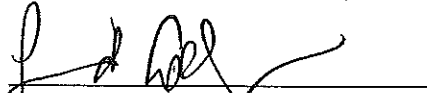
I (We) hereby certify under penalty of perjury that 1) I am (we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) I (We) have knowledge of and consent to the filing of this application, 3) the information submitted in connection with this application is true and correct; and 4) I (We) consent to the recordation of these documents.

RECORD OWNERS:


PARCELS 1, 2 AND 3

THE IRVINE COMPANY LLC, A Delaware Limited Liability Company

By:


Fred Collings
Senior Vice President,
Leasing

By:


Louis K. Raymond
Assistant Secretary



NOTE: Each of these signatures must be notarized, using the appropriate Jurat attached and completed by a Notary Public.

Approved for Recording CITY OF NEWPORT BEACH

City Surveyor: _____

Date: _____

PA2012-086 for LA2012-005

151 Newport Center Drive
Stantec Consulting Services, Inc. – Jim Steines

ACKNOWLEDGEMENT

State of California

County of Orange

On June 22, 2012 before me, L. Woodward, a Notary Public,

personally appeared Fred Collings and Louis K. Raymond, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

L. Woodward

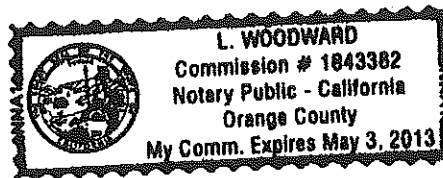


EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
LEGAL DESCRIPTION

SHEET 1 OF 6 SHEETS

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

PARCEL 1:

THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED _____, 2012 AS INSTRUMENT NO. 2012-_____ OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004,

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

SOUTH 49°51'08" EAST, 633.97 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1540.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 62°14'33" EAST,

SOUTHWESTERLY 243.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'56" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 740.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 53°10'37" EAST,

SOUTHWESTERLY 272.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'36" TO A NON-TANGENT LINE TO WHICH A RADIAL LINE BEARS SOUTH 32°04'01" EAST AND THE POINT OF BEGINNING,

THENCE, LEAVING SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENT LINE, NORTH 54°59'01" WEST, 309.45 FEET,

NORTH 23°34'00" WEST, 64.94 FEET TO THE SOUTHERLY CORNER OF LOT 15 OF TRACT NO. 6015, IN SAID CITY OF NEWPORT BEACH, PER MAP FILED IN BOOK 239, PAGES 28 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

CONTAINING AN AREA OF 5.433 ACRES, MORE OR LESS.



Stantec

STANTEC CONSULTING INC.
19 TECHNOLOGY DRIVE
IRVINE, CA 92618
949.923.6000

stantec.com

EXHIBIT "A"

SHEET 2 OF 6 SHEETS

CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005

LEGAL DESCRIPTION

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

PARCEL 2:

LOTS R, R-1 AND R-3 OF TRACT NO. 6015, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 239, PAGES 28 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, RECORDED _____, 2012 AS INSTRUMENT NO. 2012 _____ OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004,

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

SOUTH 49°51'08" EAST, 633.97 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1540.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 62°14'33" EAST,

SOUTHWESTERLY 243.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'56" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 740.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 53°10'37" EAST,

SOUTHWESTERLY 272.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'36" TO A NON-TANGENT LINE TO WHICH A RADIAL LINE BEARS SOUTH 32°04'01" EAST AND THE POINT OF BEGINNING,

THENCE, LEAVING SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENT LINE, NORTH 54°59'01" WEST, 309.45 FEET,

SOUTH 78°46'44" WEST, 80.72 FEET,

SOUTH 07°05'50" EAST, 270.88 FEET TO SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004.

CONTAINING AN AREA OF 1.255 ACRES, MORE OR LESS.

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
LEGAL DESCRIPTION

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
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| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

PARCEL 3:

THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED _____, 2012 AS INSTRUMENT NO. 2012 _____ OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004,

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

SOUTH 49°51'08" EAST, 633.97 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1540.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 62°14'33" EAST,

SOUTHWESTERLY 243.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'56" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 740.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 53°10'37" EAST,

SOUTHWESTERLY 272.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'36" TO A NON-TANGENT LINE TO WHICH A RADIAL LINE BEARS SOUTH 32°04'01" EAST AND THE POINT OF BEGINNING,

THENCE, LEAVING SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENT LINE, NORTH 54°59'01" WEST, 309.45 FEET,

SOUTH 78°46'44" WEST, 117.62 FEET,

SOUTH 40°18'13" WEST, 320.62 FEET TO SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004,

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
LEGAL DESCRIPTION

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| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

SOUTH 49°51'08" EAST, 633.97 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1540.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 62°14'33" EAST,

SOUTHWESTERLY 243.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'56" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 740.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 53°10'37" EAST,

SOUTHWESTERLY 272.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'36" TO A NON-TANGENT LINE TO WHICH A RADIAL LINE BEARS SOUTH 32°04'01" EAST AND THE POINT OF BEGINNING,

THENCE, LEAVING SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENT LINE, NORTH 54°59'01" WEST, 309.45 FEET,

SOUTH 78°46'44" WEST, 80.72 FEET,

SOUTH 07°05'50" EAST, 270.88 FEET TO SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004.

CONTAINING AN AREA OF 0.989 ACRES, MORE OR LESS.

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
LEGAL DESCRIPTION

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

PARCEL 4:

THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, RECORDED _____, 2012 AS INSTRUMENT NO. 2012_____ OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004,

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

SOUTH 49°51'08" EAST, 633.97 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1540.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 62°14'33" EAST,

SOUTHWESTERLY 243.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'56" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 740.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 53°10'37" EAST,

SOUTHWESTERLY 272.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'36" TO A NON-TANGENT LINE TO WHICH A RADIAL LINE BEARS SOUTH 32°04'01" EAST AND THE POINT OF BEGINNING,

THENCE, LEAVING SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENT LINE, NORTH 54°59'01" WEST, 309.45 FEET,

NORTH 23°34'00" WEST, 64.94 FEET TO THE SOUTHERLY CORNER OF LOT 15 OF TRACT NO. 6015, IN SAID CITY OF NEWPORT BEACH, PER MAP FILED IN BOOK 239, PAGES 28 THROUGH 41, INCLUSIVE, OF MISCELLANEOUS MAPS, IN SAID OFFICE OF THE COUNTY RECORDER.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004,

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
LEGAL DESCRIPTION

SHEET 6 OF 6 SHEETS

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

SOUTH 49°51'08" EAST, 633.97 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1540.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 62°14'33" EAST,

SOUTHWESTERLY 243.67 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'56" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 740.00 FEET AND TO WHICH A RADIAL LINE BEARS SOUTH 53°10'37" EAST,

SOUTHWESTERLY 272.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°06'36" TO A NON-TANGENT LINE TO WHICH A RADIAL LINE BEARS SOUTH 32°04'01" EAST AND THE POINT OF BEGINNING,

THENCE, LEAVING SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004, THE FOLLOWING COURSES:

ALONG SAID NON-TANGENT LINE, NORTH 54°59'01" WEST, 309.45 FEET,

SOUTH 78°46'44" WEST, 117.62 FEET,

SOUTH 40°18'13" WEST, 320.62 FEET TO SAID BOUNDARY OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LA 2012-004.

CONTAINING AN AREA OF 4.112 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED
BY ME OR UNDER MY DIRECTION.


JAMES O. STEINES, P.L.S. 6086



EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
MAP

SHEET 1 OF 4 SHEETS

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

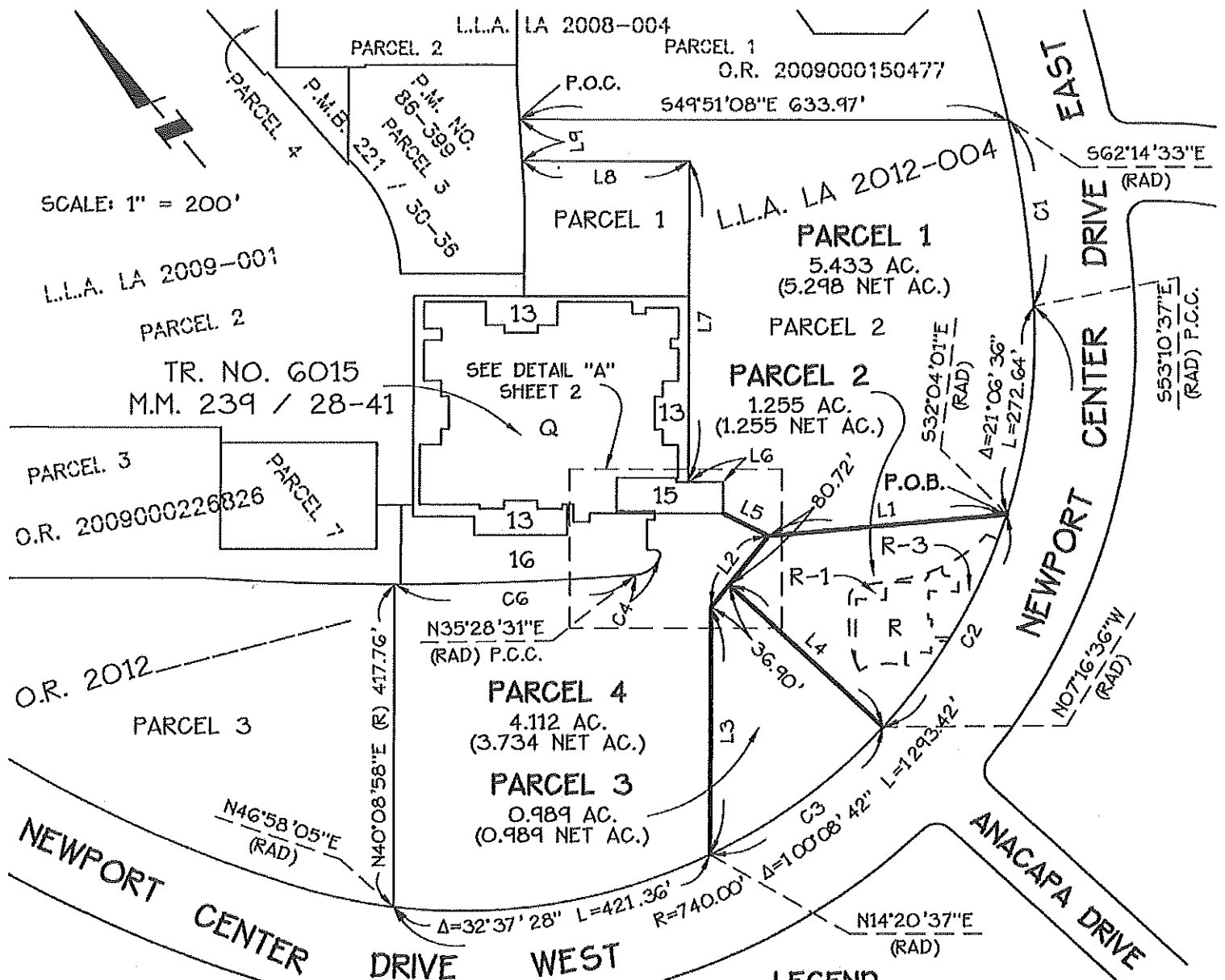


EXHIBIT "B"

SHEET 2 OF 4 SHEETS

CITY OF NEWPORT BEACH
 LOT LINE ADJUSTMENT NO. LA 2012-005
 MAP

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

LINE AND CURVE TABLES FOR SHEETS 1 AND 2

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N54°59'01"W | 309.45' |
| L2 | S78°46'44"W | 117.62' |
| L3 | S40°18'13"W | 320.62' |
| L4 | S07°05'50"E | 270.88' |
| L5 | N23°34'00"W | 64.94' |
| L6 | N49°51'08"W | 44.91' |
| L7 | N40°08'52"E | 415.19' |
| L8 | N49°50'41"W | 218.15' |
| L9 | N36°16'44"E | 53.86' |
| L10 | N49°51'08"W | 10.51' |
| L11 | N40°08'52"E | 38.60' |
| L12 | N49°51'08"W | 10.26' |
| L13 | N40°08'52"E | 8.45' |
| L14 | N49°51'08"W | 88.61' |
| L15 | N40°08'52"E | 40.03' |

| CURVE TABLE | | | |
|-------------|----------|------------|---------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 1540.00' | 09°03'56" | 243.67' |
| C2 | 740.00' | 24°47'25" | 320.18' |
| C3 | 740.00' | 21°37'13" | 279.24' |
| C4 | 37.00' | 62°28'41" | 40.35' |
| C5 | 7.00' | 112°50'58" | 13.79' |
| C6 | 3842.00' | 04°40'27" | 313.43' |

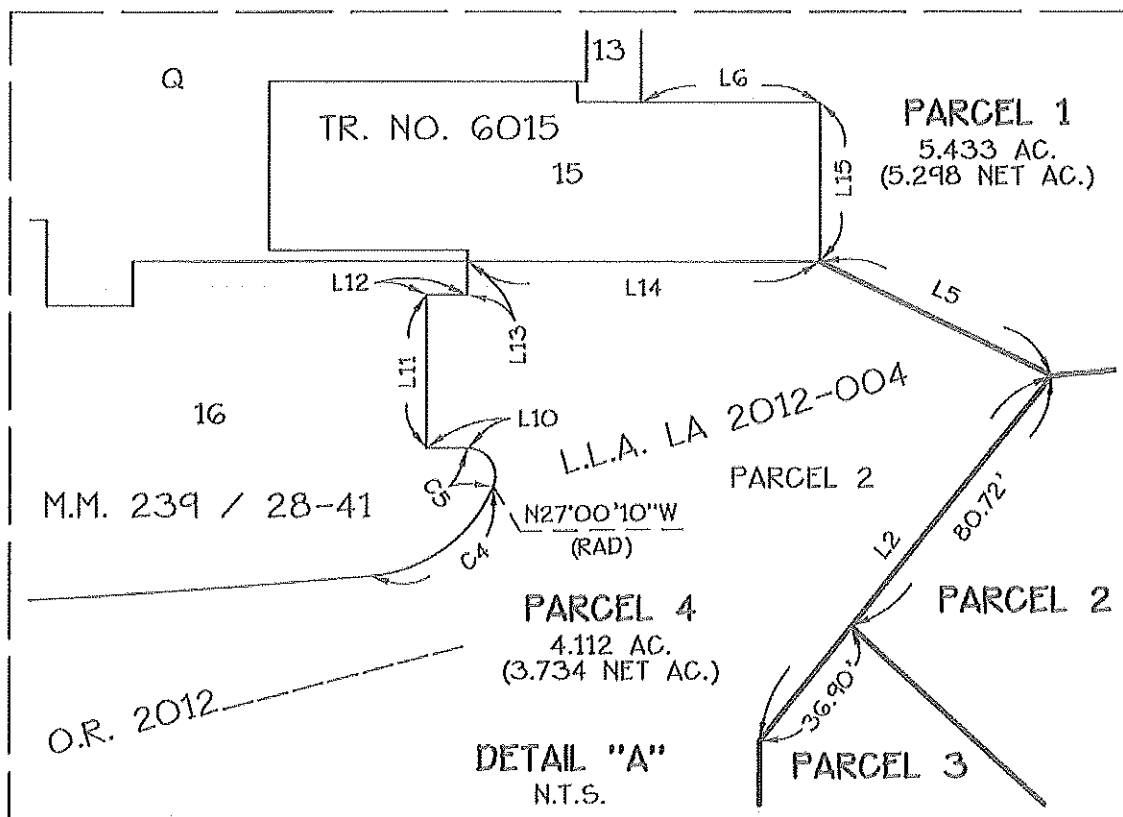
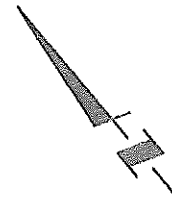


EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
MAP

SHEET 3 OF 4 SHEETS

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

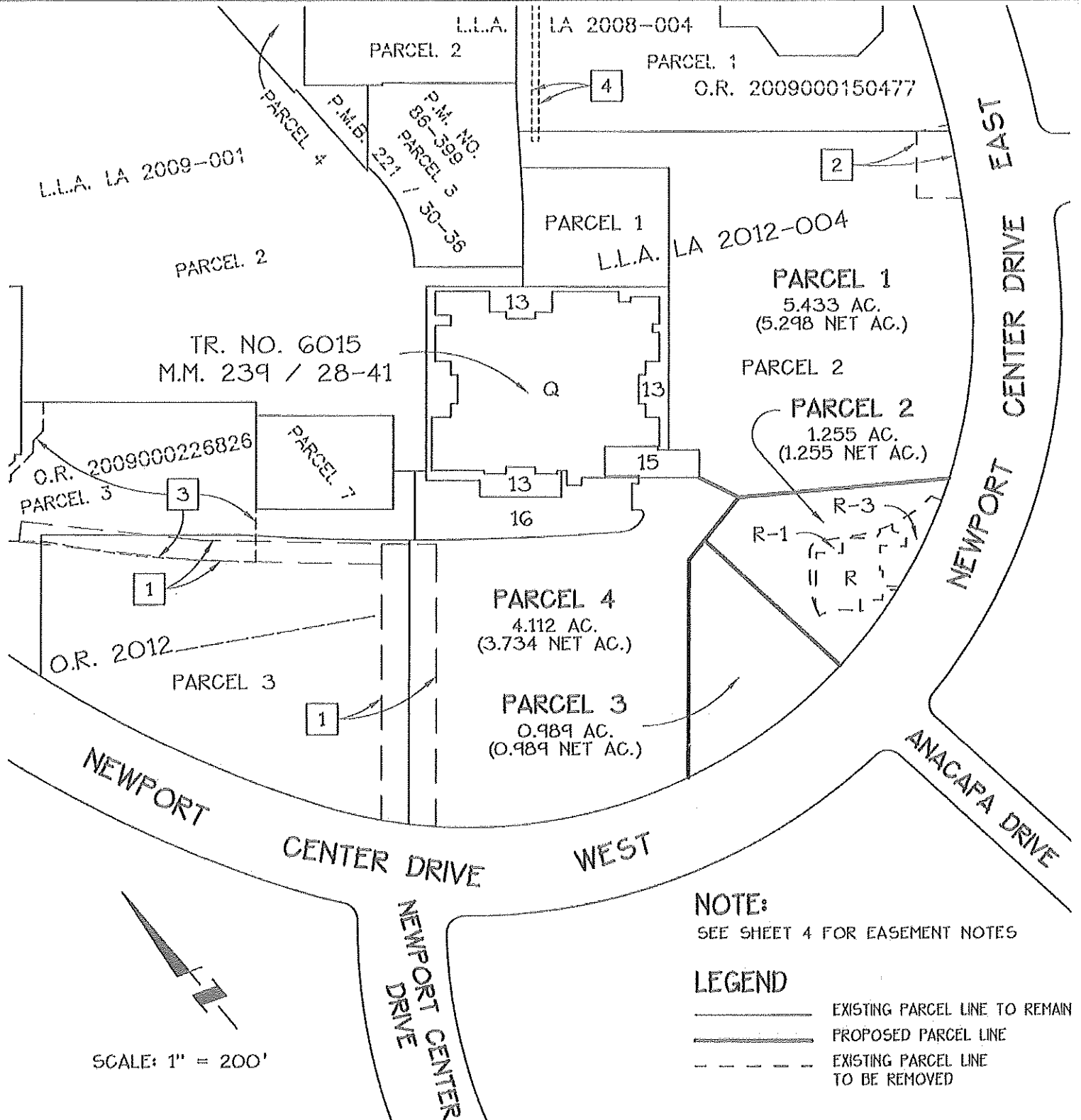


EXHIBIT "B"

SHEET 4 OF 4 SHEETS

CITY OF NEWPORT BEACH
 LOT LINE ADJUSTMENT NO. LA 2012-005
 MAP

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |

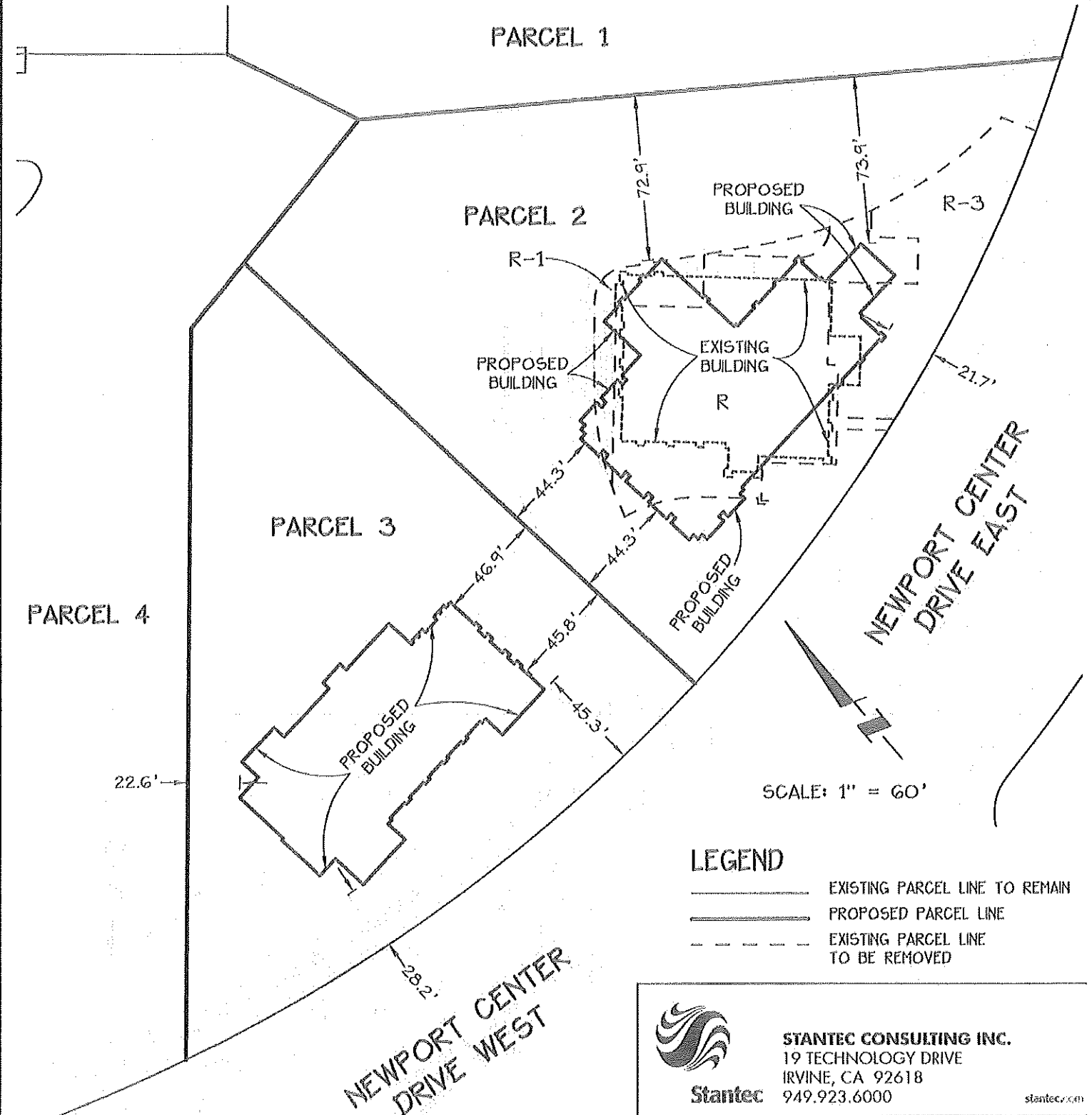
EASEMENT NOTES:

- 1 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR INGRESS AND EGRESS PURPOSES RECORDED JULY 7, 1977 IN BOOK 12280, PAGE 554, OFFICIAL RECORDS.
- 2 AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR TRAFFIC SIGNAL MAINTENANCE RECORDED DECEMBER 7, 1987 AS INSTRUMENT NO. 87-675966, OFFICIAL RECORDS.
- 3 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED DECEMBER 10, 1987 AS INSTRUMENT NO. 87-683713, OFFICIAL RECORDS. A "PARTIAL QUITCLAIM OF EASEMENT" RECORDED JUNE 3, 1998 AS INSTRUMENT NO. 19980345449, OFFICIAL RECORDS. A "PARTIAL QUITCLAIM OF EASEMENT" RECORDED JUNE 18, 2009 AS INSTRUMENT NO. 2009000321472, OFFICIAL RECORDS.
- 4 AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR ONE OR MORE PIPELINES AND CONDUITS RECORDED APRIL 15, 2010 AS INSTRUMENT NO. 2010000177163, OFFICIAL RECORDS.
- 5 AN EASEMENT TO COUNTY OF ORANGE FOR AVIGATION PURPOSES RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)
- 6 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRIC LINES AND COMMUNICATION LINES RECORDED DECEMBER 24, 1968 IN BOOK 8826, PAGE 750, OFFICIAL RECORDS. A "PARTIAL QUITCLAIM OF EASEMENT" RECORDED JUNE 3, 1998 AS INSTRUMENT NO. 19980345448, OFFICIAL RECORDS. (EXACT LOCATION IS INDETERMINATE FROM RECORD DATA)
- 7 AN EASEMENT TO THE CITY OF NEWPORT BEACH FOR WATER SYSTEM AND SEWAGE SYSTEM AS DEDICATED ON TR. NO. 6015, M.M. 239 / 28-41. (EXACT LOCATION IS INDETERMINATE FROM RECORD DATA)

EXHIBIT "C"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2012-005
SITE PLAN

SHEET 1 OF 1 SHEET

| OWNERS | EXISTING PARCELS AP NUMBER | PROPOSED PARCELS REFERENCE NUMBER |
|------------------------|--|--------------------------------------|
| THE IRVINE COMPANY LLC | 442-021-36 AND A PORTION OF 442-021-34 | PARCEL 1 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 2 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-10 & 34 | PARCEL 3 |
| THE IRVINE COMPANY LLC | PORTIONS OF 442-021-34 | PARCEL 4 |



LEGEND

- EXISTING PARCEL LINE TO REMAIN
- PROPOSED PARCEL LINE
- - - EXISTING PARCEL LINE TO BE REMOVED



Stantec

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**NEWPORT CENTER
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**NEWPORT CENTER
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